

MARION ROAD TRUNK SANITARY SEWER PROJECT ALTERNATIVE URBAN AREA WIDE REVIEW OVERVIEW

(NOTE: findings based on full build-out of the development scenario (3 units/gross acre average over project area.)

RESOURCE/ISSUE AREAS	FINDINGS	MITIGATIONS	OVERSIGHT AUTHORITY
Surface Water	<ul style="list-style-type: none"> Stream & wetland water quality dependent on storm water mgmt. Some wetlands may be filled and floodplains & shorelands may be affected 	<ul style="list-style-type: none"> Apply storm water management mitigation (described below) Wetland, floodplain & shoreland regulations applied 	<ul style="list-style-type: none"> Rochester Public Works Dept. Rochester-Olmsted Planning Dept.
Ground Water	<ul style="list-style-type: none"> Area is sensitive to ground water contamination In some areas, upper aquifer groundwater discharges along the Decorah shale edge & recharges the aquifer supplying City water via the underlying St. Peter sandstone Dewatering for City sewer & water line construction projects can temporarily affect some shallow private wells 	<ul style="list-style-type: none"> Replace failing septic systems & wells with City sewer & water; properly abandon wells and septic systems Wellhead Protection Planning Evaluate the presence of the Decorah-edge when designing developments Assess potential for dewatering impacts, obtain appropriations permit if needed, use appropriate dewatering methods, & provide for alternative water supply if needed 	<ul style="list-style-type: none"> Rochester Public Works Dept., Rochester-Olmsted Planning Dept., homeowners Rochester Public Utilities Rochester-Olmsted Planning Dept. Rochester Public Works Dept.
Geology	<ul style="list-style-type: none"> Karst features & other geologic constraints are present Aggregate resources are present 	<ul style="list-style-type: none"> Evaluate the implications of shallow depth to bedrock, depth to shale, and depth to ground water when designing developments Evaluate aggregate mining potential 	<ul style="list-style-type: none"> Rochester-Olmsted Planning Dept. Rochester-Olmsted Planning Dept.
Soil Erosion	<ul style="list-style-type: none"> A large part of the project area contains soils prone to erosion; some are associated with steep slopes 	<ul style="list-style-type: none"> Developers must prepare Grading & Erosion Control Plans Develop a Storm Water Pollution Prevention Program with construction site erosion control measures & site inspections 	<ul style="list-style-type: none"> Rochester Public Works Dept. Rochester Public Works Dept. and Marion Township
Steep Slopes (>18%)	<ul style="list-style-type: none"> Steep slopes constrain development 	<ul style="list-style-type: none"> Land alteration restrictions 	<ul style="list-style-type: none"> Rochester-Olmsted Planning Dept.
Threatened & Endangered Species	<ul style="list-style-type: none"> Blanding's turtles, Blue Racer snakes, & Black Redhorse fish are threatened & special concern species 	<ul style="list-style-type: none"> Information about these species & their habitats will be provided to affected property owners & resource managers to 	<ul style="list-style-type: none"> Rochester-Olmsted Planning Dept.

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	present in the area	help avoid & minimize future impacts.	
Wildlife Habitat	<ul style="list-style-type: none"> No recorded endangered, threatened or special concern plant species are present Contiguous habitat corridors remain along streams, along with various other parcels of upland habitat 	<ul style="list-style-type: none"> No mitigation required Information will be provided to property owners & developers to promote the conservation of these habitats. Environmental corridors to be delineated on updated Rochester Land Use Plan map. 	<ul style="list-style-type: none"> NA Rochester-Olmsted Planning Dept.
Wetlands	<ul style="list-style-type: none"> Wetlands, including mapped NWI sites, are prevalent in floodplains & near hillside seeps 	<ul style="list-style-type: none"> Delineate, avoid, minimize & mitigate as required by Wetland Conservation Act & Section 404 of the Clean Water Act 	<ul style="list-style-type: none"> Rochester-Olmsted Planning Dept. WCA representative
Floodways, Flood-plains, Flood Prone areas, & Shorelands	<ul style="list-style-type: none"> Part of the project area contains areas subject to flooding or adjacent to waterways 	<ul style="list-style-type: none"> Compliance with regulations established for development in each of these areas 	<ul style="list-style-type: none"> Rochester-Olmsted Planning Department, MN DNR & US Army Corps of Engineers
Cultural Resources	<ul style="list-style-type: none"> A recorded (suspect) archaeological site & areas with potential for archeological resources are present, plus sites of potential historic & architectural significance 	<ul style="list-style-type: none"> Developers coordinate with the State Historic Preservation Office prior to development to evaluate the presence of cultural resources and determine if further site assessments are required Information regarding possible cultural resources will be shared with landowners & developers 	<ul style="list-style-type: none"> State Historic Preservation Office Rochester-Olmsted Planning Dept.
Schools	<ul style="list-style-type: none"> School District expansion plans account for future growth 	<ul style="list-style-type: none"> Expansion of schools as planned 	<ul style="list-style-type: none"> Rochester School District
Parks/Recreation/ Trails	<ul style="list-style-type: none"> Park needs will increase as growth occurs Opportunities exist to combine habitat protection with recreational trails in this area 	<ul style="list-style-type: none"> Parkland dedication & pedestrian facility extensions as required for new developments, including consideration of passive recreation Plan for trail extensions, potentially in conjunction with environmental corridor delineation (Rochester Land Use Plan map update) and identification of key resource parcels for possible acquisition (Parkland 	<ul style="list-style-type: none"> Rochester Public Works Dept. Rochester Park & Rec. Dept. & Rochester-Olmsted Planning Dept.

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RESOURCE/ISSUE AREAS	FINDINGS	MITIGATIONS	OVERSIGHT AUTHORITY
		Acquisition Plan update)	
Density	<ul style="list-style-type: none"> Urban growth in a partially developed area impacts quality of life for existing residents Potential land use conflicts between new residential & industrial/commercial development & pre-existing land uses (residential & agricultural) Adherence to the hypothetical development scenario will need to be monitored 	<ul style="list-style-type: none"> Transition lot sizes between existing & new developments to address compatibility; promote use of conservation design development to conserve larger open space parcels Application of zoning ordinances City will verify conformance of proposed development plans with AUAR, developers will submit electronic plats so City can cumulatively track new units 	<ul style="list-style-type: none"> Rochester-Olmsted Planning Dept. Rochester-Olmsted Planning Dept. Rochester-Olmsted Planning Dept.
Storm Water	<ul style="list-style-type: none"> Development will alter run-off rates, volumes & quality 	<ul style="list-style-type: none"> Local & regional ponds, storm sewers, & channels will be required to control discharge rates & water quality A Storm Water Pollution Prevention Program will be developed 	<ul style="list-style-type: none"> Rochester Public Works Dept. Rochester Public Works Dept. & Marion Township
Wastewater	<ul style="list-style-type: none"> Existing & planned Rochester Water Reclamation Plant & sewer line capacity are adequate to serve future growth 	<ul style="list-style-type: none"> Expansion of Rochester Water Reclamation Plant & sewer lines as planned 	<ul style="list-style-type: none"> Rochester Water Reclamation Plant & Public Works Dept.
Drinking Water	<ul style="list-style-type: none"> Existing & planned capacity of the water supply system is adequate to serve future growth 	<ul style="list-style-type: none"> Expansion of well, reservoir & water line network as planned 	<ul style="list-style-type: none"> Rochester Public Utilities
Solid Waste	<ul style="list-style-type: none"> Olmsted County solid waste management facilities have existing & planned capacity to serve future growth 	<ul style="list-style-type: none"> Expansion of waste management facilities as planned 	<ul style="list-style-type: none"> Olmsted County Solid Waste Division

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Traffic	<ul style="list-style-type: none"> Traffic increase without development in the project area will necessitate traffic improvements; traffic increases will also result from development in the project area As the population increases, there may be additional transit opportunities 	<ul style="list-style-type: none"> 4-yr. monitoring cycle to be completed by appropriate roadway authorities to quantify changing conditions; staged traffic impact studies to determine when requisite mitigation measures (i.e., lane additions, signal installations, & road extensions) are needed Update Rochester Transit Plan & evaluate potential for bus pull-outs in high traffic/low visibility areas 	Lead agency dependent on assigned roadway authority: <ul style="list-style-type: none"> Rochester-Olmsted Council of Governments Rochester Public Works Dept. Olmsted Co. Public Works Dept. MnDOT Rochester Public Works and Rochester-Olmsted Council of Governments
Noise – Vehicle-related	<ul style="list-style-type: none"> Noise impacts from increased traffic will continue to affect some existing property owners along Eastwood Road 	<ul style="list-style-type: none"> No mitigation since noise walls are not customarily provided in these instances due to access & safety issues for affected property owners 	<ul style="list-style-type: none"> NA
Air – Vehicle Emissions	<ul style="list-style-type: none"> Air quality standards met 	<ul style="list-style-type: none"> No mitigation required 	<ul style="list-style-type: none"> NA

KEY CONTACTS:

Rochester Public Works Department (287-7800)
 Rochester-Olmsted Planning Department (285-8232)
 Rochester Public Utilities (280-1500)
 Rochester School District (285-8551)
 Rochester Park & Recreation Department (281-6160)

MN Department of Natural Resources (285-7420)
 MN Department of Transportation (285-7350)
 Olmsted County Solid Waste Division (285-8231)